



## 9 Mais Street, FARRELL FLAT, SA 5416

### Spacious Silky - by Rivergum Homes

Welcome to this impressive four-bedroom family home, perfectly positioned in the heart of Farrell Flat. Completed in late 2021 and set on a generous approximately 2,020sqm corner allotment, this fully fenced property is move-in ready and designed for comfortable family living.

Step inside the entry hallway to discover a spacious light filled and airy, open-plan living, dining, and kitchen area - the true heart of the home. From the lofty 2.7m ceilings, the well-appointed kitchen offers an abundance of cupboard and bench space, complete with stone bench tops, including an extended benchtop doubling as a study nook for the kids.

An island breakfast bar provides the perfect space for casual meals, entertaining guests, or serving family and friends with ease.

Featuring a freestanding 900mm gas cooktop and electric oven, dishwasher, and an exceptional walk-in pantry, the kitchen has been thoughtfully designed to cater to busy family life.

The adjoining dining and living areas are generously proportioned, creating a welcoming space for everyday living and entertaining alike.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P195944

**SALE DETAILS**

**\$559,000**

**CONTACT DETAILS**

**Elders Real Estate Clare Valley / Burra**

230 Main North Road  
Clare, SA

08 8842 9300

**Alison Ward**

0417 810 791

A second separate living room offers additional flexibility, providing a cosy retreat for parents or a private space for children to relax and unwind.

The spacious master suite, with extra thick plush carpet, is privately positioned away from the remaining bedrooms and includes a walk-through wardrobe and stylish ensuite, including his and her shower, creating a peaceful haven for parents.

A separate hallway leads to the remaining three family bedrooms, all include built-in robes and plush carpet. The centrally located family bathroom complete with a separate bathtub and black handle ware as well as the generous sized laundry with bench and storage space and a wall length hanging rail for added convenience.

Thoughtfully designed throughout, the home offers excellent storage options, practical functionality, and a highly liveable floorplan.

Additional features include:

2.7m High Ceilings

Stone Bench Tops

Larger Rinnai Ducted reverse-cycle air conditioning for year-round comfort

Fully fenced allotment

Dual access for ease of parking as well as side entry private gate

Envirocycle system

Floating floors throughout the main living areas

Gainsborough door handles

Window locks

Outside, the property presents a fantastic blank canvas ready for its next owners to make their mark:

- Opportunity to build a shed or garage (STCC\*)
- Potential to add rainwater tanks
- Space to install solar
- Create the garden and outdoor lifestyle to suit your family's needs

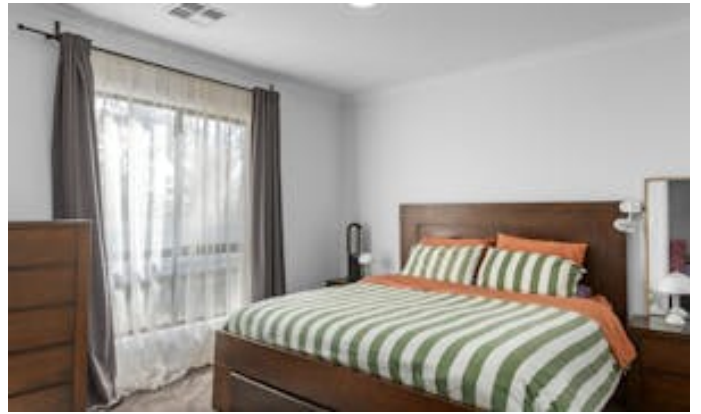
\*STCC â## Subject to Council Consent

Private inspections only - contact us today to arrange your viewing.

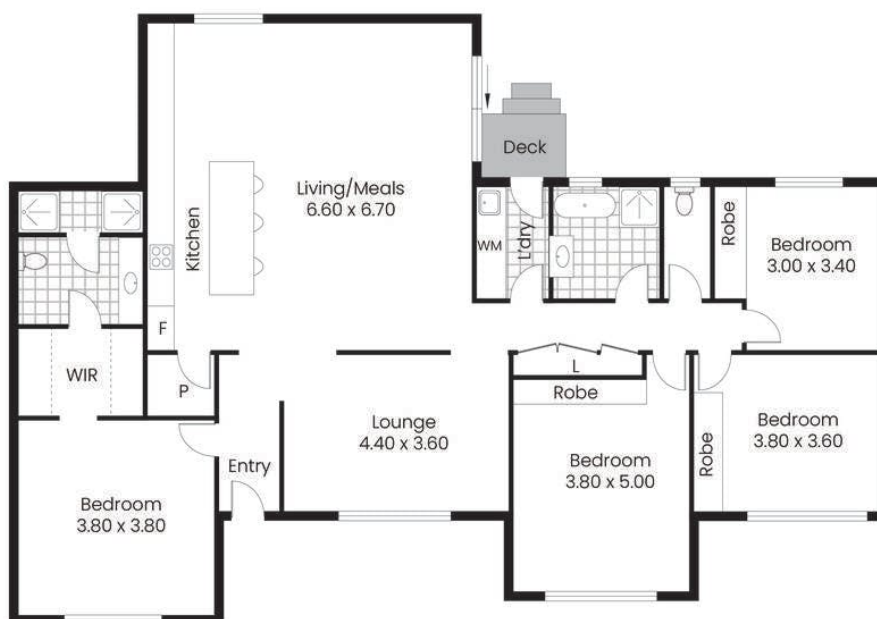
Other features: Carpeted

- Land Area 2,020.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 6









Living:	180.97sqm
Deck:	2.56sqm
Total:	183.53sqm

This drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.  
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